TOWN OF LOS GATOS 110 East Main Street, Los Gatos, CA 95032 (408) 354-6872

NOTES FROM THE **NORTH 40 ADVISORY COMMITTEE** MEETING OF MARCH 29, 2012, HELD IN THE POLICE OPERATION BUILDING, 15900 LOS GATOS BOULEVARD, LOS GATOS, CALIFORNIA.

The meeting was called to order at 6:00 P.M. by Joe Pirzynski.

ATTENDANCE

Present: Joe Pirzynski, Barbara Spector, John Bourgeois, Barbara Cardillo, Todd Jarvis,

Gordon Yamate, Matthew Hudes, Tim Lundell, Marcia Jensen, Jim Foley,

Deborah Weinstein, Dan Ross

Absent: Marico Sayoc

Town Staff: Wendie Rooney, Community Development Director; Sandy Baily, Planning

Manager; Joel Paulson, Senior Planner; Jessica von Borck, Economic Vitality

Manager

Town Consultants: Debbie Rudd and Jami Williams, RRM Design Group

Project Team: Don Capobres and Whitney Sylvester, Grosvenor

VERBAL COMMUNICATIONS

Larry Arzie referenced a letter to the editor from the Community Alliance and a meeting between Grosvenor and the Community Alliance. Requested that the North 40 Specific Plan Market Study be available on the Town's website.

1. INTRODUCTIONS/PURPOSE OF MEETING

Barbara Spector outlined the expectations of the meeting.

2. DISCUSSION OF SPECIFIC PLAN (REVIEW OF THE VISION, PROCESS, AND EXISTING DRAFT 1999 NORTH 40 SPECIFIC PLAN)

Barbara Spector provided background on the Vision and the Vision Guiding Principles.

3. DISCUSSION OF USES (REVIEW POTENTIAL USES)

Barbara Spector requested that everyone add page numbers to Attachments 2 and 3 and provided the process for the review of those attachments.

Matthew Hudes said he would like to see an economic analysis to better understand impacts to retail in Town.

Tim Lundell asked why we don't just have a (Conditional Use Permit) CUP for all the uses and asked if there was going to be a further breakdown of retail categories in the future.

Joe Pirzynski said we need to breakdown the types of each use.

Barbara Spector facilitated a discussion with the Advisory Committee (AC) on the land uses in Attachments 2 and 3 to determine if the uses are consistent with the Vision, consistent with the Vision with a CUP, or inconsistent with the Vision.

The results of the AC's review of the land uses are incorporated as an attachment to these notes.

Joe Pirzynski provided background information on the review of the existing draft 1999 Specific Plan.

Barbara Spector facilitated a discussion with the AC on the existing draft 1999 Specific Plan and noted that staff had revised Attachment 1.

The results of the AC's review of the existing draft 1999 Specific Plan are incorporated as an attachment to these notes.

4. NEXT STEPS

Wendie Rooney stated that another AC meeting will be scheduled in April to discuss land uses further.

VERBAL COMMUNICATIONS (Continued)

Ed Rathman

- Questioned the Vision background from the AC members.
- Stated that unmet needs are important.
- Asked how many square feet of restaurant and retail are in the Downtown.
- Said he does not want a Market Hall.

Leonard Pacheco

- Asked how many square feet of restaurant are proposed.
- Asked if restaurant or spa uses were part of a hotel and how that square footage would be calculated. Would it be calculated as part of a cap or just exempt as ancillary to the hotel?

Doug Dodd

- Asked about the limited manufacturing definition and why was it eliminated.
- Stated that Los Gatos is auto-centric.

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- Asked what unmet needs are.
- Concerned about traffic impacts.

Larry Arzie

 Provided background on the Allee concept. Stated he wants the Allee to remain and to say no to the Town.

Rhodie Firth

• Commented we need to think outside the box and that there should be no high-rises.

Andy (last name unknown)

- Commented we need to think about San Jose and Sunnyvale and the impacts to Downtown.
- Suggested a school and residential be built.

Mary Roach

- Does not want tall cement; likes the North 40 the way it is.
- Commented she is worried about view impacts.
- Project should include bike paths and a link to light rail.
- Concerned about parking impacts.
- Wants to see a lot of open space.
- Recited much of existing draft North 40 Specific Plan policies.
- Project should include a space for open-air art shows.
- Concerned about views from the freeway.

Jason Farwell

- Asked that a new school be considered.
- Concerned about the impacts to the Downtown.
- Commented that two Downtowns do not work and the impacts need to be considered.

Terry McBriarity

- Commented he wants to see open space, orchards, and a school.
- Commented he does not want more housing, but senior housing may be okay.
- Commented he likes the idea of restaurants.
- Concerned about traffic.

Meeting adjourned at 9:00 p.m.

Prepared by:

Joel Paulson Senior Planner

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North 40 Specific Plan Land Use

		CH Zone	one	Existing 1999	North 40 Staff	າ 40 ff	Nort	North 40 AC Direction	tion
L	Land Use Summary Table			Specific Plan	Recommendations	ndations			
		Permitted			Permitted		consistent	consistent only w CUP	not
		Uses	CUP Uses		Uses	CUP Uses	with vision	Úses	consistent
S	Commercial								
ö.	Retail	×		×	×		12	3	
o.	Personal service businesses	×		×	×		10	1	2
ن	Office uses	×		×	×		12	0	
	Limited manufacturing activities when a								
No. Se	majority of sales are made on-site to the	×			×		0		
ъ	ultimate consumer								
ė.	Lodging		×	×	×		12	2	
<u>ب</u>	Restaurants		×	×	×		12	0	
ρÿ	Entertainment and recreation		×	×	×		12	2	
٦.	Market hall				×		12	0	
Res	Residential								
a.	One-family dwelling		×		×				
ь.	Two-family dwelling		×		×				
ن	Multiple-family dwelling		X			×			
Ġ.	Residential condominium		×			×			
o:	Live/work units		×			×			
	Residential						12	3	
	senior								
	analysis of impacts of residential								
	must meet unmet needs filter (limited)								
	4th and 3rd guiding principles								
									THE REAL PROPERTY AND PERSONS NAMED IN

North 40 Specific Plan Land Use

		į		Existing 1999	North 40	1 40			
CUP Table	Fable	CH 2006	one	Specific Plan	Staff Recommendations	rr ndations		North 40 AC Direction	Direction
		Permitted Uses	CUP Uses		Permitted Uses	CUP Uses	consistent with vision	Permitted Uses	017
Commercia	ial								501 0363
a.	Banks		×		×		×		financial institution
p.	Savings and loan office		×		×		×		financial institution
·	Drive-up window for any		>			-			
ď.	Supermarket		< ×		not permitted	mitted		>	
e.	Super drugstore		×			×		< ×	
f.	Department store		×			×		×	
ñ.	Shopping center		×			×	eliminate		
h.	Motel		×	×	×		eliminate	ate	
٠	Hotel		×	×	×		12	8	
· <u>·</u>	Restaurant including those with outdoor dining areas						12	7	
	or takeout food		×	×	×				
٠ <u>٠</u>	Establishment selling alcoholic beverages for consumption on premises								
	1 In conjunction with a								
	restaurant		×		×	:	12	10	
	2 Without food service								
	(bar)	not permitted	nitted	1		×	4	4	
_;	Establishment selling alcoholic beverages for								
	consumption off-premises								
	tuns provision only appues to establishments commencing or expanding off-premises sales after		×			×			
m.	Convenience market		×		×		7	5	
n.	Formula retail business	×			×		12	11	
· o	Formula retail business greater than 6,000 s.f.		×		>				2
p.	New office building		×	×	×				

CUP Table Commercial recreation and involves private sports recreation Cubic building; police, fire, community Services Public transportation and Park, plaza, playground Nursery school or college Public schools or college Public schools or college Nursery school or college Nursers or professional Nursers or professional Convalescent hospital Convalescent					Evicting		10 10 10 10 10 10 10 10 10 10 10 10 10 1			
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Commercial recreation and hot permitted hove live live live loudoor entertainment not permitted live community center, fire, fire, community center, fire, fire, community center, fire, community center, fire, fire, community center, fire, fire, community center, fire, fire			Permitted Uses	CUP Uses		Permitted Uses	CUP Uses	consistent with vision	Permitted Uses	CUP Uses
Commercial recreation and not permitted live live live movies of the brivate sports recreation and private sports recreation and public schools or college North groups or brivate school or college North groups Nonprofit youth groups North groups Nort	Recreation									
Theater Inverse Inve		ial recreation and		×	×		×			
live movie			not perr	nitted			×	12		
movie motion	live	•							2	
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Private sports recreation Public building; police, fire, community center, Club, lodge, hall, fraternal Religious observance Public transportation and Park, plaza, playground Nonprofit youth groups Private school or college Norational or trade school Business or professional Art, craft, music, dancing Park, craft, music, dancing Park, convalescent hospital Residential care facility- Park, plaza, police, Park, plaza, playground Norational care facility- Park, convalencent hospital Park, plaza, playground Norational care facility- Park, plaza, police, Park, plaza, playground Norational care facility- Park, plaza, playground Norational care facility- Park, plaza, police, Park, plaza, playground Norational care facility- Park, plaza, police, Park, plaza, playground Norational care facility- Park, playground Norational care facility- Norational care	. Outdoor e	entertainment	not pern	nitted	×		×		A CONTRACTOR OF THE CONTRACTOR	
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Residential care facility- X		ent hospital		×			×	12		×
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11.		al care facility-		×			×	12		×
d. Residential care facility- X X		ıl care facility-		×			×	12		×

		CH Zone	ne	Existing 1999 Specific	North 40 Staff	1.40 F		North 40 AC Direction	irection
CUP lable	able			Plan	Recommendations	ndations			
		Permitted Uses	CUP Uses		Permitted Uses	CUP Uses	consistent with vision	Permitted Uses	CUP Uses
Transmissi	Fransmission Facilities/Utilities								
a.	Public utility service yard, station, transmission lines, storage tank,		×			×	12		×
b.	Antenna facilities for		×			×	12		×
·	Radio/broadcast studios		×			×	12		×
Automotiva	Automotive (Vehicle sales, service and	d related activities)	rities)						
a.	New vehicle sales and		×			×	12		×
þ.	Used vehicle sales only								
	sales and rental		×		not permitted	nitted	12	_	not permitted
j	Vehicle tires and		×		not permitted	nitted	12		not permitted
d.	Vehicle body repair and		>		4	1			
e.	Vehicle repair and service		< ×		not permitted	nitted	12		not permitted
f.	Service station		×			×	12		×
ug.	Parking lots or storage		×		not permitted	nitted	12	u	not permitted
h.	Car wash		×			×	12		×
i.	Alternating use of off-		×		×		12	×	
Agriculture	Agriculture and Animal Services								
a.	Botanical nursery		×			×	12	12 10 move to permitted	rmitted
þ.	Veterinary hospital		×			×			
Light Industrial	strial								
a.	Dry cleaning plants		×			×	12		
Other									
a.	24 hour businesses or		×			×	12		